



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

**JULY 20, 2006**

**PRESENT:** Fruit, Martin, Maxey, Pyle,

**ABSENT:** Hinkle

**LATE:** None

**STAFF:** Senior Planner (SP) Linder and Assistant Planner (AP) Phillips.

### REGULAR MEETING

Chairman Martin called the meeting to order at 7:00 p.m.

### DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

### PUBLIC HEARING:

- 1) **SITE REVIEW, SR-05-15: LLAGAS-GERBER:** A request for approval to construct a 4,172-sq.ft single-family home on a 51-acre vacant lot zoned Open Space with a Hillside Overlay located at 1860 Llagas Rd. southwest of Deer Run Ct. (APN 773-18-027)

**IT WAS THE CONSENSUS OF THE BOARD TO SUPPORT APPROVAL OF A MINOR EXCEPTION TO FOR THE GARAGE PLACEMENT AND OVERALL BUILDING HEIGHT. BOARD MEMBERS MAXEY/PYLE MOTIONED TO APPROVE THE APPLICATION REQUEST SUBJECT TO THE CONDITIONS WITHIN THE ATTACHED RESOLUTION.**

**THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES:** FRUIT, MARTIN, MAXEY, PYLE  
**NOES:** NONE  
**ABSTAIN:** NONE  
**ABSENT:** HINKLE

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- 2) **SITE REVIEW, SR-06-10: PEAK-ST. JOHN THE DIVINE EPISCOPAL CHURCH:** A request for approval of the site and architectural plan to allow a 1,688 sq. ft. addition to the church and a 1,807 sq. ft. addition to the nursery for St. Johns the Divine Episcopal Church located at 17740 Peak Ave. The subject site is zoned R-1, 7000 Single Family Medium Density. (APN: 764-18-017).

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE THE APPLICATION REQUEST SUBJECT TO THE CONDITIONS WITHIN THE ATTACHED RESOLUTION TO BE AMENDED AS FOLLOWS:**

1. Oak tree protections specifications shall be included on the grading and landscape plans. The protection specifications shall be from a licensed landscape architect or arborist and must be noted on the plans prior to the issuance of a building permit.
2. The plant material list shall be amended to clarify the use of the Crepe Myrtle or the flowering pear. Crepe Myrtle is preferred.
3. Any additional ramps to be installed shall match the ramp detail provided on the July plan set.
4. Six to eight Sycamore trees shall be planted along the easterly side of the property. The tree should be placed to accommodate future parking lot expansions. The trees may be irrigated with surface irrigation.
5. Prior to the issuance of a building permit the following shall be reviewed and approved by a subcommittee of the Board: 1) Details of the roof overhangs. 2) Details of the timber extensions and 3) Roof plan with flashing detail.

**THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES: FRUIT, MARTIN, MAXEY, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: HINKLE**

**NOTE: THIS ITEM WAS TAKEN OUT OF ORDER AT THE REQUEST OF THE CHAIR.**

- 4) **SITE REVIEW, SR-06-01: DEPOT-CITY OF MORGAN HILL:** A request for final review of revised landscape and improvement plans for Depot St. from E. Main Ave. to E. Fifth St.

**BOARD MEMBERS FRUIT/MAXEY MOTIONED TO CONTINUE THE APPLICATION TO THE AUGUST 3 AGENDA. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES: FRUIT, MARTIN, MAXEY, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: HINKLE**

**CHAIRMAN MARTIN STEPPED DOWN FOR ITEM NO. 3.**

- 3) **SITE REVIEW, SR-06-13: W. EDMUNDSON-CITY OF MORGAN HILL/COMMUNITY PARK PH I:** A request for site plan approval for a proposed re-landscaping and re-configuration of the northern portion of Community Park just south of the Baseball field to include new tennis courts, concession stand, restroom, a remodeling of the existing concession stand and restroom, located on the north side of West Edmundson Ave. in the PF, Public Facilities District. (APN 767-18-048)

**BOARD MEMBERS MAXEY/PYLE MOTIONED TO APPROVE THE APPLICATION REQUEST SUBJECT TO THE CONDITIONS WITHIN THE ATTACHED RESOLUTION TO BE AMENDED AS FOLLOWS:**

1. The doors are to be a flat Smokey Slate color from the same paint product as used on the roof.
2. As part of the park upgrade process an information board shall be provided with information on the water conservation methods employed and outline the water saving effort.
3. A good faith effort should be made to have the proposed irrigation system consistent with the requirements of the City's Water Conservation Ordinance. At a minimum a test area should be installed to evaluate irrigation alternatives.

**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: FRUIT, MAXEY, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: HINKLE, MARTIN**

**ANNOUNCEMENTS:**

**ADJOURNMENT:** Board Member Fruit adjourned the meeting at 8:30 p.m.

**MINUTES PREPARED BY:**

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**TERRY LINDER**  
**Meeting Coordinator**